030.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	986,000 / 986,000
					USE VALUE:	986,000 / 986,000
					ASSESSED:	986,000 / 986,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
126		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERINI RICHARD A & MARY E
Owner 2:	
Owner 3:	
Street 1:	41 MAYFIELD DR
Street 2:	
Twn/City:	GROTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01450 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Asbestos Exterior and 2570 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5407.000	561,700	5,100	419,200	986,000
Total Card	0.124	561,700	5,100	419,200	986,000
Total Parcel	0.124	561,700	5,100	419,200	986,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.73 /Parcel: 383.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 20845

GIS Ref

GIS Ref

Insp Date 07/19/16

!2508!

PREVIOUS ASSESSMENT

Parcel ID 030.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	561,700	5100	5,407.	419,200	986,000		Year end	12/23/2021
2021	104	FV	537,000	5100	5,407.	419,200	961,300		Year End Roll	12/10/2020
2020	104	FV	537,600	5100	5,407.	419,200	961,900	961,900	Year End Roll	12/18/2019
2019	104	FV	401,600	5100	5,407.	445,400	852,100	852,100	Year End Roll	1/3/2019
2018	104	FV	401,600	5100	5,407.	324,900	731,600	731,600	Year End Roll	12/20/2017
2017	104	FV	377,600	5100	5,407.	283,000	665,700	665,700	Year End Roll	1/3/2017
2016	104	FV	361,500	5100	5,407.	241,000	607,600	607,600	Year End	1/4/2016
2015	104	FV	322,500	5100	5,407.	235,800	563,400	563,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:36:54

LAST REV

Date	Time
08/26/21	14:28:35
jorourke	
2508	

USER DEFINED

Prior Id # 1:	20845
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2508

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VIEIRA AUDREY E	30300-405		6/16/1999		329,000	No	No		
	11403-349		9/29/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2019	981	Dormers	10,000	C				
12/30/2015	1962	Add Bath	11,000					
12/16/2014	1713	Re-Roof	5,500					Strip and re-roof.
3/8/2012	207	Porch	25,000					demo exsiting porc

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2021	USPS	JO	Jenny O
7/19/2016	Meas/Inspect	DGM	D Mann
7/19/2016	Permit Visit	DGM	D Mann
4/21/2009	Entry Denied	372	PATRIOT
2/25/2000	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5407		Sq. Ft.	Site		0	80.	0.97	1			Med. Tr	-10					419,191						419,200	

Total AC/HA:	0.12413	Total SF/SM:	5407	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	419,191	Spl Credit		Total:	419,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08388424
Const Adj.:	0.94990498
Adj $ / SQ:	185.326
Other Features:	129500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	690046
Depreciation:	128348
Depreciated Total:	561697

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

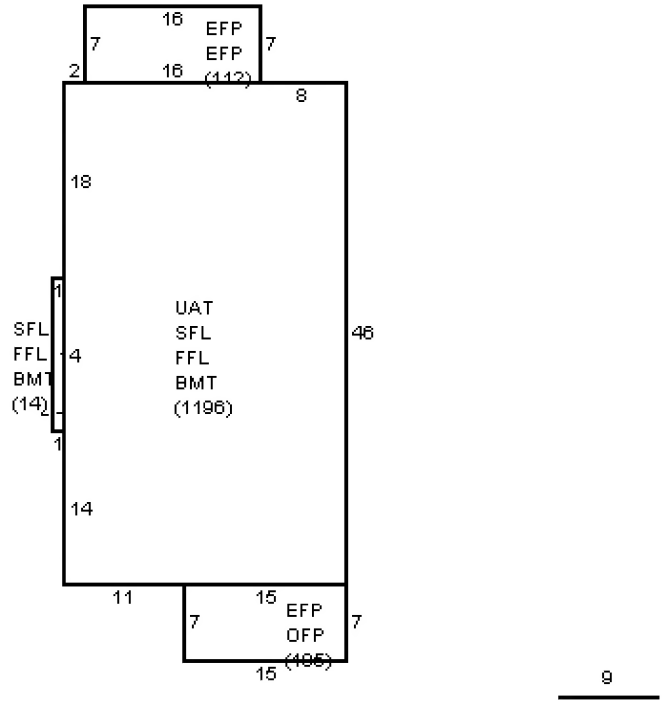
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	185.33
Special Features:	0	Val/Su Net:	128.74
Final Total:	561700	Val/Su SzAd	232.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,210	55.600	67,273
FFL	First Floor	1,210	185.330	224,244
SFL	Second Floor	1,210	185.330	224,244
EFP	Enclos Porch	329	33.720	11,094
UAT	Upper Attic	299	101.930	30,477
OFP	Open Porch	105	30.600	3,213
	Net Sketched Area:	4,363	Total:	560,545
Size Ad	2420	Gross Area	5260	FinArea 2570

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1917	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc